

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE:

February 2, 2011

AGENDA DATE:

February 9, 2011

PROJECT ADDRESS: 119 Cedar Lane (MST2009-00065)

TO:

Susan Reardon, Senior Planner, Staff Hearing Officer

FROM:

Planning Division, (805) 564-5470

Renee Brooke, AICP, Senior Planner PLB Roxanne Milazzo, Associate Planner

Ĭ. PROJECT DESCRIPTION

The 7,700 square foot project site is currently developed with a single family residence and attached two-car garage. The proposed project involves a remodel and architectural change to the existing residence, which will include a new entry, expansion of the existing garage, and a change in roof style from gable to hip which results in a change in pitch from 4:12 to 6:12.

Date Application Accepted: January 18, 2011

Date Action Required: April 18, 2011

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition.

III. SITE INFORMATION AND PROJECT STATISTICS

SITE INFORMATION

Applicant:

James Macari

Property Owner: Kurt Huffman

Parcel Number: 015-092-005

Lot Area: 7,700 sf

General Plan:

3 Units Per Acre

Zoning:

F-1

Existing Use:

One-Family Residence

Topography:

Flat

Adjacent Land Uses:

North - Cedar Lane

East - One-Family Residence

South - One-Family Residence

West - One-Family Residence

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B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,390 sf	+2 sf = 1,392 sf
Garage	355 sf	+80 sf = 435 sf

C. PROPOSED LOT AREA COVERAGE

Building: 2,262 sf 29% Hardscape: 111,306 sf 17% Landscape: 4,132 sf 54%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.41 Proposed FAR: 0.26 = 63.4% of Max. Allowed FAR

IV. <u>DISCUSSION</u>

This existing 1948 development on site is non-conforming to current 30' front and 10' interior setbacks. The current owners are proposing a remodel and architectural change for the existing structures. A Modification is being requested to allow alterations to portions of the development that are non-conforming. The scope of work includes a change in roof style from gable to hip. The change in roof pitch from 4:12 to 6:12 will result in a one-foot increase in the height of the roof within the eastern interior setback. The scope of work also includes increasing the undersized garage by 60 square feet within the front and interior setbacks to achieve the current minimum dimensions of 20' X 20'. It is Staff's position that the Modifications being requested will allow for improved design and function of the existing structures without impacts to the neighborhood.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modifications to allow roof changes and the garage expansion within required setbacks is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The roof change allows for an architectural upgrade to the 1940's home and the expansion of the garage allows for conforming dimensions.

Said approval is subject to a condition that any plan submitted in conjunction with this Modification approval show removal of the vegetation located within the right-of-way.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated October 1, 2010

Contact/Case Planner: Roxanne Milazzo, Associate Planner

(rmilazzo@SantaBarbaraCA.gov)

630 Garden Street, Santa Barbara, CA 93101

Phone: (805) 564-5470

1 October 2010

Staff Hearing Officer City of Santa Barbara 630 Garden Street Santa Barbara, CA 93101

RE: Modification request for 119 Garden Lane

Staff Officer:

- 1. There is an existing 1471 s.f. residence with an attached 409 s.f. garage. There is a 120 s.f. accessory shed encroaches in the sideyard setback. The western bedroom encroaches in the western sideyard setback with a gable roof. The attached garage encroaches in the front and eastern setbacks. This garage is also, under the minimum dimensions requested by the city standards. The proposed project is to remove the encroaching shed. To change the roof pitch to the residence from 4:12 to 6:12 in keeping the roof line under the 17' Max. ht requirement. To change the roof style from gable to hip configuration at the bedroom encroachment To increase the non-conforming garage size to conforming.
- 2. The modification being requested is to lessen the existing nonconforming conditions without impact to neighborhood or neighbors, in fact to lessen existing impacts.
- 3. The existing bedroom encroachment will remain, but the gable roof pitch will be lessen with the change to hip condition even with the increased pitch.

The garage increase to the standard dimensions will allow for typical garage use and sizing.

Remove the existing encroaching shed.

The major benefits of having the proposed roof change at the encroached bedroom, will create a more open sideyard view channel.

The enlargement of the garage will encourage the use as a two car garage, with the additional width and depth allowing for modern



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automobiles and not having to park in the driveway, thus keeping the streetscape less cluttered with cars.

None of the existing and proposed requests impact the percentages of floor or site area ratio limits.

Sincerely,

James Mayo Macari Architect

